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GOVERNMENT OF PUNJAB

DEPARTMENT OF LABOUR

(LABOUR BRANCH)

NOTIFICATION

The 6th September, 2021

No. 11/17/1980-5L/1212.-Houses were built for the industrial workers under the Subsidized Industrial Housing Scheme (Punjab) framed under the Punjab Industrial Housing Act, 1956. Houses were built in Amritsar, Jalandhar, Batala, Ludhiana, SAS Nagar (Mohali), Rajpura (District Patiala), Mandi Gobindgarh (District Fatehgarh Sahib), Phagwara (District Kapurthala) and Sugar Mill Bhogpur (District Jalandhar) and given on rent to the industrial workers. Later on some of these houses were sold to the workers as per the policies formulated in year 1973 and 1998. Now the remaining houses located in Amritsar, Jalandhar, Batala, Ludhiana and SAS Nagar (Mohali) are to be sold subject to the following conditions:-

- (1) Notwithstanding anything contained in any law for the time being in force enacted by the State of Punjab, the Department of Labour may vest the proprietary rights of the Subsidised Industrial Housing Scheme (SIHS) houses in the tenants or the occupants of such SIHS houses at a price determined by the Price Fixation Committee constituted for this purpose and upon satisfaction of such conditions as may be specified by the Government from time to time. Provided that a tenant or an occupant has been in continuous possession of the SIHS house for at least twelve years.
- (2) A tenant or an occupant shall furnish necessary proof in the form of electricity meter connection or water supply connection or ration card or any other Government issued document showing that the SIHS house sought to be vested was in his continuous possession for the last twelve years.
- (3) The SIHS houses vested in the tenants or the occupants in accordance with this clause shall not be sold or leased or mortgaged with possession, wholly or partially, or otherwise alienated, in any manner, for a period of twenty years, other than by way of inheritance or by way of pledging or mortgaging such property in favour of the State Government or Semi-Government Organizations or Banks for securing a loan for effecting improvements on the said property.
- (4) A tenant shall be liable to pay arrear of lease rent, if any, due to the Department of Labour along with the due price before the proprietary rights are vested in him.

- (5) The Department of Labour shall constitute a Price Fixation Committee to determine the reserve price of the SIHS houses, which the Department of Labour intends to transfer.
- (6) The Price Fixation Committee shall be headed by the Collector and which shall also consist of the following members, namely:-
 - (i) The Members of Parliament, and all Members of the Punjab Legislative Assembly or their nominee whose constituency comprises part or whole of the place where the SIHS houses are situated.
 - (ii) Mayor or President of the Municipality in which the SIHS houses are situated; and
 - (iii) Officer of the Municipality in which the SIHS houses are situated, duly deputed by the Government.
- (7) The price of the SIHS house determined by the Price Fixation Committee and duly approved by the Government shall be commensurate with the prevailing Collector rate.
- (8) Wherever a SIHS house has been under continuous lease or occupation for a period of twelve years or more and is intended to be transferred to the tenant or occupant, the price shall be fixed in the following manner, namely:-
 - i) for Economically Weaker Sections (EWS), having an annual income not more than rupees three lakhs, at the rate of 12.5 per cent of the price fixed by the Price Fixation Committee (PFC);
 - ii) for Lower Income Groups (LIG), having an annual income more than rupees three lakhs but not more than rupees eight lakhs, at the rate of 25 per cent of the price fixed by the Price Fixation Committee(PFC);
 - iii) for Medium Income Groups (MIG), having an annual income more than rupees eight lakhs but not more than rupees fifteen lakhs at the rate of 50 per cent of the price fixed by the Price Fixation Committee(PFC);
 - iv) for High Income Groups (HIG), having an annual income more than rupees fifteen lakhs, at the price fixed by the Price Fixation Committee (PFC);
 - v) for the aforesaid purpose, proof of Income shall be the Income Tax Return filed by a tenant or an occupant of the previous year of the year in which the transfer is to be made. In case a tenant or an occupant is not required to file Income Tax Return, in that case, he shall get an income certificate issued from the Sub-Divisional Magistrate of the area concerned
- (9) Where the Department of Labour decides to transfer a SIHS house, it shall execute a registered agreement or a deed, clearly giving the terms and conditions of the transfer.
- (10) Every agreement executed by the Department of Labour for the transfer of SIHS houses shall have appropriate penal clauses as specified in the agreement.
- (11) The Department of Labour shall have the right to get the SIHS house vacated in case the agreement executed by it, is violated in any manner by the person in whose favour the house has been transferred.

This policy has been approved by the Council of Ministers. The applications for transfer of proprietary rights shall be called through public notice.

Sd/-

VIJAY KUMAR JANJUA, IAS,

Additional Chief Secretary to Government of Punjab,

Department of Labour.

Chandigarh